

**Manistee City Planning Commission
City Hall
70 Maple Street
Manistee, Michigan**

PUBLIC WORKSHOP NOTES

October 17, 2002

MEMBERS PRESENT: Bob Davis, Ray Fortier, Joyce Jeruzal, Phil Picardat, John Serocki, Tony Slawinski and Roger Yoder

MEMBERS Absent: Greg Ferguson and David Kelley

OTHERS : Jack Dinsen (Manistee Township Planning Commission), Clara Saari (Manistee County Planning Commission), Shirley Ball (Charter Township of Filer Planning Commission), Dan Shepard (Planner, Little River Band of Ottawa Indians), John Mencarelli (305 Gloria Lane), Jerry Adams (LSL), Jon Rose (Community Development), and Denise Mikula (City Staff)

Workshop began at 7:30 p.m.

Chairman Roger Yoder welcomed all in attendance to the workshop that is being held to present the City of Manistee Master Plan to adjoining municipalities. Chairman Yoder turned the workshop over to Jerry Adams, Planner from Langworthy, Strader & LaBlanc in charge of the Master Plan. Mr. Adams discussed areas of the plan including:

Population (similarities between municipalities - noted impact the Oaks Correctional Facility has on Manistee Townships numbers)

Housing (Owner occupied, rentals, housing value, age of homes)

Population Trends (City - lost numbers while Manistee Township, Charter Township of Filer and Manistee County all had increases)

Housing density (significant in city, numbers of people per square mile)

City Population (Justified a total of 7,737 for number of residents taking into consideration seasonal homes and people who go south for the winter. If declining - why so many new homes? Impact of seasonal homes.)

Compared City to other Cities (shows decrease in population to be typical)

Existing Land Use (City is built-out with the highest category of use being residential, followed by Transportation, Industrial, Parks, Commercial and Vacant)

Land Comparison (Explained difference between Land Use and Zoning Map. The Zoning Ordinance will need some updating once the plan is complete. Will also want to compare with Manistee Township and Filer Township to look for any conflicts on adjacent areas.)

Downtown/Central Business District (discussed first floor occupancy Retail 53%, Office 26%, Public/Civic 15%, Vacant 6% - like to see retail above 60% - City is doing OK would like to see more retail. This information provides a base for future updates.)

Recommendations to Downtown District include:

- Utilize upper levels for Offices and Apartments/Condominiums
- Maintain buildings
- Utilize views for development
- Continue Riverwalk on Northside of River
- Create an end statement at the West end of the District (Arch is a great welcome at beginning of district)

Master Plan Districts

- Residential (Low, Medium and High)
- Commercial (Central, Neighborhood, Highway)
- Industrial (General and Renaissance Park)
- Mixed Use (Marine, Residential/Commercial)
- Waterfront Overlay Districts (River Channel and Manistee Lakefront)

Land Use Map (discussed map and possible relocation of US 31 to from Monroe Street area to North City Limits - allowing more opportunities for the Manistee Lake Waterfront areas for development)]

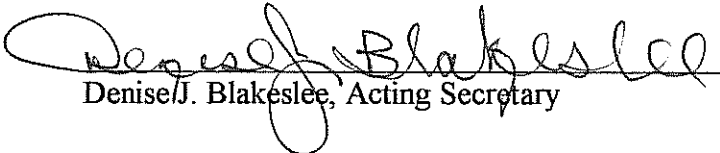
Bike Path (would like to see a designated bike path that would loop through the downtown area)

Common Planning Areas - Manistee Township, Charter Township of Filer and City of Manistee

- US 31 Access Management Corridor Study
- Commercial Development
- Industrial Development
- Intergovernmental Cooperation.

There being no further discussion the workshop closed at 8:43 p.m.

MANISTEE CITY PLANNING COMMISSION


Denise J. Blakeslee, Acting Secretary